



Zoning Map Amendment Report

Case #Z25-0006

Planning Commission Date: April 7, 2026

City Council Date: May 4, 2026

GENERAL INFORMATION

PROJECT NAME	8025 Pontiac Street
LOCATION	8025 Pontiac Street
SITE SIZE	2.40 Acres
CURRENT ZONING	I-1 (Light-Intensity Industrial District)
PROPOSED ZONING	I-2 (Medium-Intensity Industrial District)
APPLICANT	Matthew Ferguson, On behalf of Good Investment Partners
CASE PLANNER	Allyson Olson

REQUEST

This zoning map amendment if approved, would modify the zoning of the property located at 8025 Pontiac St from I-1 (Light-Intensity Industrial) to the I-2 (Medium-Intensity Industrial) in the 2025 Land Development Code.

ZONING

The zoning of a property determines what uses are allowed or not allowed and sets bulk development standards such as setbacks, lot size requirements, and maximum building heights. The City of Commerce City (City) has a variety of straight zoning districts including residential districts, commercial districts, and industrial districts. Zoning Map Amendments are approved by the City Council in the form of an ordinance and “runs with the land” meaning that the zoning for a parcel remains in effect unless it is modified by a subsequent Zoning Map Amendment.

BACKGROUND AND CASE HISTORY

The subject property was annexed into Commerce City in 1985 and received AG (Agricultural) Zoning as a holding zone. In 1994, the subject property with 3 neighboring properties, requested a re-zone from AG (Agricultural) to I-2 (Medium-Intensity Industrial). At the request of Council, the neighboring properties were rezoned I-2 and the subject property was rezoned to I-1 (Light-Intensity Industrial) to create more graduated zoning off of E 80th Ave.

Since the development of this site in 2000, the property has been used as an Industrial warehouse.

Should this zoning map amendment application be approved, applications for a minor site development for outdoor storage will follow.

PROJECT ANALYSIS

Site Overview

The subject property is adjacent to developed industrial properties to the north, east, and west and with Unincorporated Adams County properties to the south. The requested zoning map amendment is for approximately 2.40 acres, located at 8025 Pontiac St. The property has been utilized as an industrial warehouse since 2000 and is located within the Irondale Sub-Area plan.

Road Network Impacts & Improvements

The rezone of this property is not anticipated to generate increased impacts on the existing roadway networks and does not require improvements at this time. The subsequent Minor Site Development Plan application will review a traffic memo and outline any needed improvements.

2045 COMPREHENSIVE PLAN ANALYSIS

Character Areas

The subject property is located within the Irondale Fusion District character area. The proposed Medium-Intensity Industrial zoning allows for the development of the General Industrial Uses, which is in compliance with the Character Area land uses. City staff found that this Zoning Map Amendment meets the following Character Areas (Land Use) goals and objectives.

- Goal 3.2: Strengthen and reinvest in the City's long-standing and historical neighborhoods
- Goal 3.6: Expand and further develop business retention strategies.

Commerce and Employment

The proposed Zoning Map Amendment allows for the development of a general industrial site with outdoor storage. This type of development will help to meet the goals reinvesting in the City's commercial and industrial areas by incentivizing site improvements for older industrial uses through the minor site development process for the use of outdoor storage. If this proposed Zoning Map Amendment is approved, the property will be improved to meet the outdoor storage standards. Additionally, broadening the allowed uses, this proposed Zoning Map Amendment allows for larger grouping of future end users, supporting the growth of industrial jobs in the Irondale Fusion District.

Overall Analysis

Through the City of Commerce City's review process various Development Review Team (DRT) agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, 27J School District, Xcel Energy, and City of Commerce City, Economic and Community Vitality Division, Geographic Information Services Division, Parks, Recreation and Golf Department, Planning Division, Public Works Department, and Engineering Review Division and all agencies had no objections to the Zoning Map Amendment.

ZONING MAP AMENDMENT APPROVAL CRITERIA

A decision for this case must be based on the following approval criteria for a Zoning Map Amendment from Sec. 21-7220(C) and the Common Decision Criteria from Section 21-7140 of the 2025 Land Development Code. An application may be approved if:

Section 21-7220 (C)

Criteria 1. Technical Error. The Zoning Map Amendment corrects a technical error on the part of the City in classifying a parcel within a specific zoning district; or

Not applicable

Criteria 2. Adherence to Criteria. The Zoning Map Amendment meets all of the following:

- a. The range of allowed uses allowed by the amendment are compatible with proposed development, surrounding land uses, and the natural environment;**

The proposed General Industrial use with outdoor storage is allowed by right within the I-2 (Medium-Intensity Industrial) zoning district. The overall project fits within the Irondale Sub-Area. The change in zoning will not create noticeable shifts in industrial intensity, because it is surrounded by other I-2 (Medium Intensity Industrial) uses to the north, east, and west. This property is located roughly 280 ft. north of the intersection of E 80th Ave and Pontiac St and is buffered from E 80th Ave by existing Adams County commercial uses.

*Therefore, it can be found that this application **meets Criteria (2a)**.*

- b. The proposed amendment will have, or future development can provide, efficient and adequate provision of public services and uses; and**

The zone change application was reviewed by the applicable public service providers, including Public Works, Engineering, South Adams County Fire Department, and South Adams County Water and Sanitation District. All agencies have no outstanding concerns regarding the proposed zoning. *Therefore, it can be found that this application **meets Criteria (2b)**.*

- c. There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the City and the immediate area of the proposed use.**

The Irondale Sub-Area Plan and the Commerce City Comprehensive Plan both support the goal of redevelopment and improvement of existing Industrial sites to increase industrial business retention, improving existing industrial sites, and grow the industrial job market in historic industrial neighborhoods. This development will allow the continued growth of general industrial uses and decrease the likelihood of vacancies in this industrial property since a broader range of industrial uses will be allowed, creating more end-user flexibility. *Therefore, it can be found that this application **meets Criteria (2c)**.*

Section 21-7140

The request complies with the applicable standards of the City's Code, this [LDC](#), and any applicable county, state, or federal requirements.

Through the City of Commerce City's review process, the various Development Review Team agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, Denver International Airport Strategic Planning, United Power, Xcel Energy, and City of Commerce City Economic and Community Vitality Division, Geographic Information Services Division, Parks, Recreation and Golf Department, City Attorney's Office, Planning Division, Public Works Department, and Engineering Review Division found that there is no evidence to suggest that the proposed Zoning Map Amendment will violate any state, federal, or local laws, regulations, or requirements. *Therefore, it can be found that this criterion is met.*

The request substantially conforms to any associated prior approval for the [development](#), including, but not limited to, a [PUD Zone Document](#), [Conditional Use Permit](#), or Overall [Development Plan](#).

The existing development on the proposed site was reviewed against the historic I-1, Light-Intensity Industrial development standards and was in conformance at the time of development. The change to Medium-Intensity Industrial would be the zoning establishing the development review standards for which the future applications will have to align with. *Therefore, it can be found that this criterion is met.*

The request is consistent with applicable policies of the [Comprehensive Plan](#) and applicable sub-area plans and capital [improvement](#) plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.

The proposed Zoning Map Amendment from I-1 to I-2 is consistent with the 2045 Comprehensive Plan. The request allows the site to develop more general industrial uses and allow for on-site outdoor storage. The requested Zoning Map Amendment meets the below goals, objectives and core principles of the 2045 Comprehensive Plan and the Irondale Sub-Area Plan. *Therefore, it can be found that this criterion is met.*

Character Areas.

Goal 3: Ensure industrial areas continue to provide a strong employment base while working to lessen their overall impact on Commerce City residents.

- Goal 3.2: Strengthen and reinvest in the City's long-standing and historical neighborhoods
- Goal 3.6: Expand and further develop business retention strategies.

Commerce and Employment

Goal 4: Reinvest in the City's existing commercial and industrial areas.

- Goal 4.1: Promote and strengthen industry and jobs in strategic areas.
- Goal 4.2: Incentivize certain site improvements for older industrial businesses, such as storage/parking lot paving or adaptive reuse

The **Irondale Sub-Area Plan** outlines the proposed site as General Industrial, supporting I-2 uses. This development does not conflict with areas that support lighter intensity and commercial uses and is buffered from E 80th Ave by existing commercial uses, meeting the goals and vision of the sub-area plan.

The request promotes the purposes of this LDC as established in Sec. 21-1120, Purpose, and in other applicable purpose statements in this LDC.

One of the stated purposes of this LDC is to protect the fiscal and functional health of the city by promoting appropriate development of the land and encouraging infill development of land. The proposed amendment of the Zoning Map allows for the further development of this lot to allow for outdoor storage that will improve the property through a minor site development and increase context-appropriate land uses for future users. *Therefore, it can be found that this criterion is met.*

Adequate facilities, including [public](#) or [private utilities](#), [solid waste](#) service, roads, drainage, and other improvements are present or are planned to be provided by either the City or the applicant.

This property is already developed and has established facilities and connections to South Adams County Water and Sanitation and South Adams County Fire Protection Districts, roads, drainage, and solid waste services. Any future development of the site will require additional review for these services in subsequent application. *Therefore, it can be found that this criterion is met.*

The request demonstrates [compatibility](#) with surrounding conforming and permitted land [uses](#) and [structures](#) and with the general character of the area.

The site is within the Irondale Sub-Area and the Irondale Fusion District. It is a historically industrial neighborhood, and the surrounding context and character of the area is industrial. This proposed zoning map amendment for I-2, Medium- Intensity Industrial, is highly compatible with the general character of the area. *Therefore, it can be found that this criterion is met.*

The request will not impede the normal and orderly development and improvement of surrounding property.

The proposed Medium-Intensity zoning will not limit development of surrounding properties. The surrounding properties the north, east, and west have already been developed and will see no significant impact by the rezoning of this property. *Therefore, it can be found that this criterion is met.*

STAFF RECOMMENDATION

Staff finds that this application meets all the approval criteria found within Sec. 21-7220(C) and 21-7140) of the 2025 Land Development Code and recommends the Planning Commission provide a recommendation of approval to City Council for Case Z25-0006.

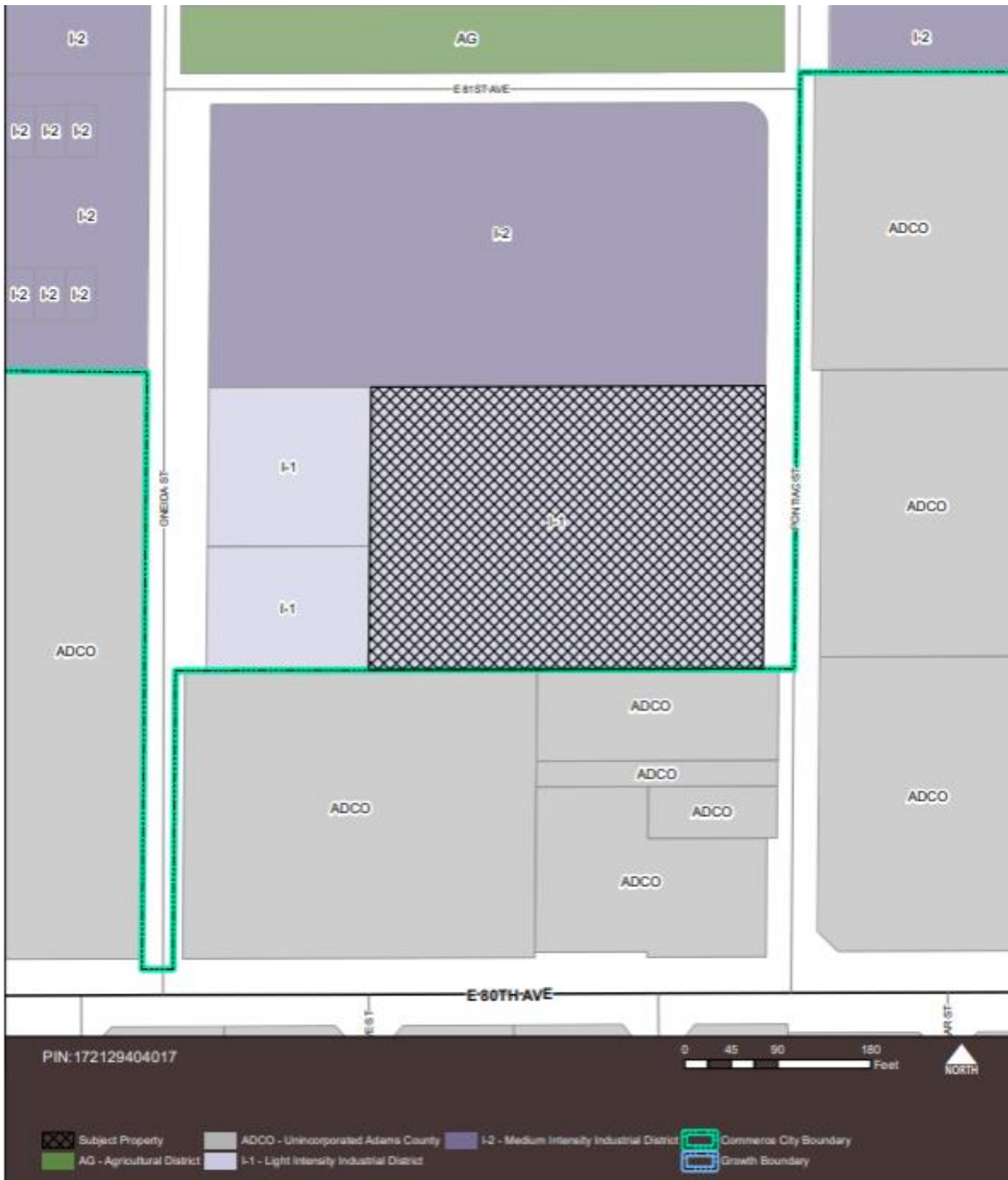
CONSIDERATIONS FOR DISCUSSION

1. The Zoning Map Amendment is complementary with the Comprehensive Plan, Irondale Sub-Area Plan and surrounding uses.
2. The Zoning Map Amendment allows the site to develop as a general industrial use to support the further development of the City's historic industrial districts.
3. The application meets the Zoning Map Amendment approval criteria.

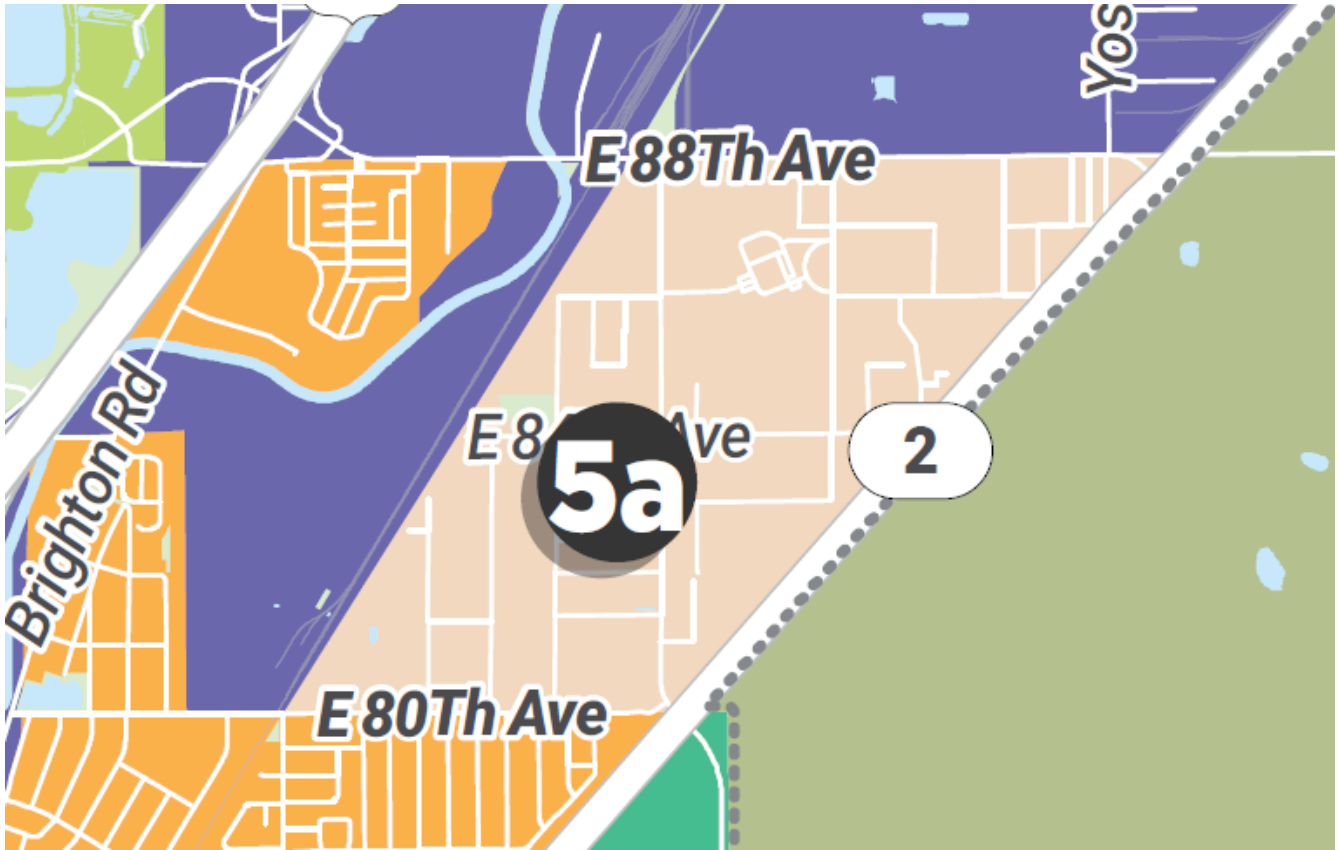
POTENTIAL MOTIONS

1. Approval
 - a. I move that the Planning Commission enter a finding that the requested **I-2 (Medium-Intensity Industrial District) Zoning** for the property located at **8025 Pontiac St** contained in case **Z25-0006** meets the criteria of the Land Development Code and based upon such finding, recommend approval of the **I-2 (Medium-Intensity Industrial District) Zoning**.
2. Denial
 - a. I move that the Planning Commission enter a finding that the requested **I-2 (Medium-Intensity Industrial District) Zoning** for the property located at **8025 Pontiac St** contained in case **Z25-0006** fails to meet the criteria of the Land Development Code and based upon such finding, recommend denial of the **I-2 (Medium-Intensity Industrial District) Zoning**.
 1. *Insert criteria not met.
3. Continuance
 - a. I move that the Planning Commission continue the public hearing of the **I-2 (Medium-Intensity Industrial District) Zoning** for the property located at **8025 Pontiac St** contained in case **Z25-0006** to:
 1. The next regularly scheduled Planning Commission hearing; or
 2. A date certain.

Vicinity/Zoning Map



2045 Comprehensive Plan Character Areas



Character Area: Irondale Fusion District

Aerial Map

Aerial Taken February 2026



Site Photos







